

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com KRISTINE A. THAGARD, #094401 kthagard@marshackhays.com SARAH R. HASSELBERGER, #340640 shasselberger@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, California 92620 (949) 333-7777 (949) 333-7778 - Fax</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: RICHARD A. MARSHACK, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re: AB CAPITAL, LLC., a California limited liability company,</p>		<p>CASE NO.: 8:22-bk-11585-TA CHAPTER: 7</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: August 8, 2023	Time: 11:00 a.m.
Location: United States Bankruptcy Court, Central District of California, Santa Ana Division, Courtroom 5B, 411 W. Fourth St., Santa Ana, CA 92701. The hearing may be conducted via ZoomGov. Please refer to the Court's website for more details.	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** July 25, 2023

Description of property to be sold: Real Property commonly known as 20620 Manzanita Avenue,

Yorba Linda, California, 92886 APN: 350-094-02; legal description contained in the Sale Motion filed on July 18, 2023, as Dk. No. 317("Sale Motion").

Terms and conditions of sale: The proposed sale is as-is, where-is, as more specifically provided in Trustee's Purchase and Sale Agreement, with all faults, and subject to overbid. Bid price by Buyer is \$1,610,000.00 with a \$100,000.00 deposit. See Sale Motion for further details

The proposed terms of sale are subject to overbid, which procedures are described in the Sale Motion.

Proposed sale price: \$1,610,000.00

Overbid procedure (if any): Bid price by Buyer is \$1,610,000.00 with a \$100,000 deposit. Each Bid must bid an initial amount of at least \$5,000.00 over the Purchase Price, or \$1,615,000.00 ("Baseline Bid"). Minimum bid increments thereafter shall be in the amount of \$1,000. The Bid must be in writing and received by Trustee or his counsel Kristine A. Thagard on or before 5:00 p.m. (California time) or or before three (3) business days prior to the hearing on the Sale Motion.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

August 8, 2023 at 11:00 a.m.
United States Bankruptcy Court, Central District of California
Santa Ana Division, Courtroom 5B
411 W. Fourth Street, Santa Ana, CA 92701
The hearing may be conducted via ZoomGov. Please refer to the
Court's website for more details.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Clarence Yoshikane / Jennifer Toyama
Berkshire Hathaway HomeServices CA Properties
1400 Newport Center Drive, Suite 200
Newport Beach, CA 92660
Telephone: (714) 606-5765
Clarence.Yoshikane@gmail.com
J_Toyama@verizon.net
Kristine A.Thagard / kthagard@marshackhays.com

Date: July 18, 2023

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **July 18, 2023**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **July 18, 2023**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

PURSUANT TO HONORABLE THEODOR C. ALBERT'S "REVISED INTERIM PROCEDURES RE: COVID-19, UPDATED OCTOBER 21, 2021," THE REQUIREMENT OF LBR 5005-2(d) TO PROVIDE JUDGES COPIES IS SUSPENDED AT THIS TIME.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 18, 2023
Date

Cynthia Bastida
Printed Name

/s/ Cynthia Bastida
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): CONTINUED:

- **ATTORNEY FOR CREDITOR LUNA CONSTRUCTION MANAGEMENT, LLC; CREDITOR EDMUND VALASQUEZ, JR.; CREDITOR JOSHUA PUKINI; DEFENDANT AND INTERESTED PARTY 108 AVENIDA SERRA, LLC; and DEFENDANT JOSHUA R. PUKINI, INDIVIDUALLY AND AS TRUSTEE OF THE JOSHUA R. PUKINI TRUST DATED JUNE 27, 2013:** Anerio V Altman LakeForestBankruptcy@jubileebk.net, lakeforestpacer@gmail.com
- **ATTORNEY FOR PETITIONING CREDITOR 17 PROPERTIES I, LLC; PETITIONING CREDITOR ANDREW D. HERMANN AND KAREN L. HERMANN, AS TRUSTEES OF THE ANDREW D. AND KAREN L. HERMANN TRUST DATED MARCH 25, 2009; PETITIONING CREDITOR BRYAN WERLEMANN AS TRUSTEE OF THE BRYAN A. WERLEMANN TRUST DATED JULY 9, 1999; PETITIONING CREDITOR IRA M. HERMANN AND ANITA HERMANN AS TRUSTEES OF THE HERMANN FAMILY TRUST DATED OCTOBER 7, 1993; PETITIONING CREDITOR JAMES JOHN MURPHY JR. AND KAREN KAWATOMARI AS TRUSTEES OF THE JAMES JOHN MURPHY JR. AND KAREN KAWATOMARI MURPHY 1997 REVOCABLE TRUST; PETITIONING CREDITOR MARC TREITLER AS TRUSTEE OF THE TREITLER FAMILY TRUST; PETITIONING CREDITOR JONATHAN BIEGLER; PETITIONING CREDITOR MARIANA FIGUEROA GRUENBERG; and CHAPTER 7 TRUSTEE RICHARD A MARSHACK (TR):** James C Bastian jbastian@shulmanbastian.com
- **INTERESTED PARTY COURTESY NEF:** William J Beverly beverlylaw@frontier.com, Beverlylawaide@hotmail.com
- **ATTORNEY FOR DEFENDANT RYAN YOUNG, INDIVIDUALLY AND AS TRUSTEE OF THE YOUNG FAMILY TRUST DATED AUGUST 24, 2014, THE RYAN J. YOUNG TRUST AND THE YOUNG RYAN TRUST:** Anthony Bisconti tbisconti@bklwlaw.com, 7657482420@filings.docketbird.com; docket@bklwlaw.com
- **ATTORNEY FOR COUNTER-DEFENDANT, INTERESTED PARTY, AND PLAINTIFF HERITAGE ONE LLC; COUNTER-DEFENDANT AND PLAINTIFF CLAIRE B. PANOSIAN; COUNTER-DEFENDANT AND PLAINTIFF JEFFREY B. PANOSIAN:** Evan C Borges eborges@ggtriallaw.com, cwinsten@ggtriallaw.com
- **INTERESTED PARTY COURTESY NEF:** Arturo Cisneros arturo@mclaw.org, CACD_ECF@mclaw.org
- **INTERESTED PARTY COURTESY NEF:** Carolyn A Dye trustee@cadye.com
- **INTERESTED PARTY COURTESY NEF:** Fritz J Firman firmanweber@gmail.com, centralservice.firmanweber@gmail.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE RICHARD A MARSHACK (TR):** Alan W Forsley alan.forsley@flpllp.com, awf@fklawfirm.com, awf@fl-lawyers.net, addy.flores@flpllp.com
- **INTERESTED PARTY COURTESY NEF:** Michael D Franco francolawfirm@hotmail.com, r58382@notify.bestcase.com
- **ATTORNEY FOR INTERESTED PARTY LEGACY WEALTH MANAGEMENT:** Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com
- **INTERESTED PARTY COURTESY NEF:** David Connolly Grant dcg@ggb-law.com, ald@ggb-law.com
- **INTERESTED PARTY COURTESY NEF:** Vanessa M Haberbush vhaberbush@lbinsolvency.com, dhaberbush@lbinsolvency.com, ahhaberbush@lbinsolvency.com, abostic@lbinsolvency.com, haberbush.assistant@gmail.com, jborin@lbinsolvency.com, lbogard@lbinsolvency.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE RICHARD A MARSHACK (TR):** Sarah Rose Hasselberger shasselberger@marshackhays.com, shasselberger@ecf.courtdrive.com; cbastida@marshackhays.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE RICHARD A MARSHACK (TR):** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR DANIEL SHAFFER:** Marshall J Hogan mhogan@swlaw.com, knestuk@swlaw.com
- **INTERESTED PARTY COURTESY NEF:** Jeanne M Jorgensen jjorgensen@pj-law.com, cpage@pj-law.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE AND PLAINTIFF RICHARD A MARSHACK (TR):** Rika Kido rkido@shulmanbastian.com, avernon@shulmanbastian.com
- **INTERESTED PARTY COURTESY NEF:** Meredith King mking@fsl.law, ssanchez@fsl.law; jwilson@fsl.law
- **ATTORNEY FOR CREDITOR 40TH STREET DEVELOPMENT, LLC:** Chris D. Kuhner c.kuhner@kornfieldlaw.com
- **ATTORNEY FOR COUNTER-DEFENDANT AND PLAINTIFF HERITAGE ONE LLC; COUNTER-DEFENDANT AND PLAINTIFF CLAIRE B. PANOSIAN; COUNTER-DEFENDANT AND PLAINTIFF JEFFREY B. PANOSIAN:** Claire-Lise Kutlay ckutlay@ggtriallaw.com
- **ATTORNEY FOR CREDITOR RANDY SPEVAK, TRUSTEE OF THE SPEVAK FAMILY TRUST:** Paul J Leeds Pleeds@fsl.law, ssanchez@fsl.law
- **ATTORNEY FOR CHAPTER 7 TRUSTEE RICHARD A MARSHACK (TR):** Marc A Lieberman marc.lieberman@flpllp.com, safaleem@flpllp.com, addy@flpllp.com

- **ATTORNEY FOR INTERESTED PARTY ARTURO CISNEROS:** William Malcolm bill@mclaw.org, cvalenzuela@mclaw.org
- **ATTORNEY FOR INTERESTED PARTY LEGACY WEALTH MANAGEMENT:** Charity J Manee cmanee@goeforlaw.com, kmurphy@goeforlaw.com
- **CHAPTER 7 TRUSTEE RICHARD A MARSHACK (TR):** Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com; ecf.alert+Marshack@titlexi.com
- **INTERESTED PARTY COURTESY NEF:** W. Derek May wdmlaw17@gmail.com, r48266@notify.bestcase.com
- **INTERESTED PARTY COURTESY NEF:** David W. Meadows david@davidwmeadowslaw.com
- **ATTORNEY FOR INTERESTED PARTY FOOTHILL FINANCIAL, LP.:** Krikor J Meshefejian kjm@lnbyg.com
- **ATTORNEY FOR DEFENDANT CORONA CAPITAL GROUP, LLC:** Eric A Mitnick MitnickLaw@gmail.com, mitnicklaw@gmail.com
- **ATTORNEY FOR COUNTER-DEFENDANT AND PLAINTIFF HERITAGE ONE LLC; COUNTER-DEFENDANT AND PLAINTIFF CLAIRE B. PANOSIAN; COUNTER-DEFENDANT AND PLAINTIFF JEFFREY B. PANOSIAN:** Neelamba Jhala Molnar nmolnar@smtldlaw.com
- **INTERESTED PARTY COURTESY NEF:** Kerry A. Moynihan kerry@kamlegal.com
- **ATTORNEY FOR CREDITOR 40TH STREET DEVELOPMENT, LLC:** Eric A. Nyberg e.nyberg@kornfieldlaw.com
- **ATTORNEY FOR COUNTER-CLAIMANT AND DEFENDANT RICHARD A MARSHACK; PETITIONING CREDITOR 17 PROPERTIES I, LLC; PETITIONING CREDITOR ANDREW D. HERMANN AND KAREN L. HERMANN, AS TRUSTEES OF THE ANDREW D. AND KAREN L. HERMANN TRUST DATED MARCH 25, 2009; PETITIONING CREDITOR BRYAN WERLEMANN AS TRUSTEE OF THE BRYAN A. WERLEMANN TRUST DATED JULY 9, 1999; PETITIONING CREDITOR IRA M. HERMANN AND ANITA HERMANN AS TRUSTEES OF THE HERMANN FAMILY TRUST DATED OCTOBER 7, 1993; PETITIONING CREDITOR JAMES JOHN MURPHY JR. AND KAREN KAWATOMARI AS TRUSTEES OF THE JAMES JOHN MURPHY JR. AND KAREN KAWATOMARI MURPHY 1997 REVOCABLE TRUST; PETITIONING CREDITOR MARC TREITLER AS TRUSTEE OF THE TREITLER FAMILY TRUST; PETITIONING CREDITOR JONATHAN BIEGLER; PETITIONING CREDITOR MARIANA FIGUEROA GRUENBERG:** Ryan D O'Dea rodea@shulmanbastian.com, lgauthier@shulmanbastian.com
- **ATTORNEY FOR INTERESTED PARTY DARRYL LEWIS and INTERESTED PARTY SANNA AKHTANOVA:** Thomas J Polis tom@polis-law.com, paralegal@polis-law.com; r59042@notify.bestcase.com
- **ATTORNEY FOR CREDITOR PAUL O'REAR:** Douglas B Provencher dbp@provlaw.com
- **ATTORNEY FOR INTERESTED PARTY QWAN CAPITAL, LLC; INTERESTED PARTY QWAN INTERNATIONAL INVESTMENTS, LLC; and INTERESTED PARTY SAMAN JILANCHI:** Hamid R Rafatjoo hrafatjoo@raineslaw.com, bclark@raineslaw.com
- **INTERESTED PARTY COURTESY NEF:** Lee S Raphael ecfcca@ecf.courtdrive.com, cmartin@pralc.com
- **INTERESTED PARTY COURTESY NEF:** Matthew D. Resnik Matt@rhmfir.com, roksana@rhmfir.com; rosario@rhmfir.com; sloan@rhmfir.com; priscilla@rhmfir.com; rebecca@rhmfir.com; david@rhmfir.com; susie@rhmfir.com; max@rhmfir.com; russ@rhmfir.com
- **INTERESTED PARTY COURTESY NEF:** Timothy M Ryan tryan@theryanfirm.com, ecf@theryanfirm.com
- **INTERESTED PARTY COURTESY NEF:** Allan D Sarver ADS@asarverlaw.com
- **INTERESTED PARTY COURTESY NEF:** Jeffrey S Shinbrot jeffrey@shinbrotfirm.com, sandra@shinbrotfirm.com; tanya@shinbrotfirm.com
- **ATTORNEY FOR INTERESTED PARTY ARTURO CISNEROS:** Nathan F Smith nathan@mclaw.org, CACD_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com; cvalenzuela@mclaw.org
- **ATTORNEY FOR CHAPTER 7 TRUSTEE RICHARD A MARSHACK (TR):** Kristine A Thagard kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **U.S. TRUSTEE:** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- **ATTORNEY FOR INTERESTED PARTY QWAN CAPITAL, LLC; INTERESTED PARTY QWAN INTERNATIONAL INVESTMENTS, LLC; and INTERESTED PARTY SAMAN JILANCHI:** Michael A Wallin mwallin@wallinrussell.com
- **INTERESTED PARTY COURTESY NEF:** Diane C Weil (TR) dcweil@dcweillaw.com, DCWTrustee@dcweillaw.com, jfiser@dcweillaw.com; ecf.alert+Weil@titlexi.com
- **ATTORNEY FOR COUNTER-CLAIMANT AND DEFENDANT 14241 VENTURA LLC and COUNTER-CLAIMANT AND DEFENDANT MIKAYEL ISRAYELIAN:** Talin V Yacoubian talin@yplawfirm.net
- **INTERESTED PARTY COURTESY NEF:** Beth Ann R. Young bry@lnbyg.com, bry@lnbyb.com